



CITY OF ATLANTA

KASIM REED
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim *BNC*

SUBJECT: **U-15-005 for Transfer of Development Rights**
Sending property: 875 West Peachtree Street, N.E.
Receiving property: 205-223 12th Street N.E. & 1039-1063 Dickson Place N.E.

DATE: May 14, 2015

The applicant seeks a Special Use Permit to allow for the **Transfer of Development Rights** from **875 West Peachtree Street, N.E. (the sending property)**, zoned **SPI-16, Subarea 1**, to **205-223 12th Street N.E. and 1039-1063 Dickson Place N.E. (the receiving property)** zoned **SPI-16, Subarea 2**, for the purposes of preserving a historic landmark (The Academy of Medicine) located on the sending property and developing a predominately residential mixed-use development on the receiving property.

FINDINGS OF FACT:

- **Property location:** The sending property at 875 West Peachtree St., N.E. is located at the southeast corner of 7th St. and West Peachtree St. in Land Lot 49 of the 14th District, Fulton County, Georgia in Council District 2. The receiving property is located with approximately 227 feet of frontage along the south side of 12th Street approximately 203 feet from the southwest intersection of 12th Street and Piedmont Avenue. The site also has approximately 279 feet of frontage along the east side of Dickson Place and 26 feet of frontage along 11th Street in Land Lot 106 of the 17th District, Fulton County, Georgia in Council District 6. Both properties are located in the Midtown neighborhood of NPU-E.
- **Property size and physical features:** The sending property is 41,830 s.f. (0.9603 acres) in size and is near level grade with its two adjoining streets with one prominent building centered on-site with a small number of mature trees scattered on the remainder of the parcel. The receiving property is 61,620 s.f. (1.41 acres) in size with five (5) buildings and accessory parking primarily located centered in the site. It also has scattered mature trees with

topography sloping down from the northeast corner of the site along 12th Street to the east approximately 10 feet and to the south to 11th Street approximately 25 feet in grade.

- CDP land use map designation: The sending parcel is designated as 'High Density Commercial' and the receiving parcel is designated as 'Very High Density Residential' which is appropriate for the requested residential transfer of development rights.
- Current/past use of property: The sending property is the site of building known as 'The Academy of Medicine', built in 1941, which currently houses the Medical Association of Atlanta. The Academy of Medicine was placed on the National Register of Historic Places on April 30, 1980 and designated as a local landmark per 89-O-1431 on October 23, 1989. The receiving property has multiple one to three story residencies and accessory parking areas currently. Staff is unaware of the previous use of the sites.
- Surrounding zoning/land uses: The sending property are located in SPI-16, Subarea 1 and is suggested for High Density Commercial development by the Comprehensive Development Plan. The receiving is located in SPI-16, Subarea 2 and has a Very High Density Residential land use designation. Both are surrounded by a mix of uses including commercial, office and residential uses although the receiving site is surrounded predominately with low to medium density residential uses. Specifically for the receiving site: to the north across 12th Street is the mixed-use predominately residential 20 + storied 'Luxe' building. Along the eastern boundary there is a variety of residential buildings ranging from 2 to 7 stories in height including those known as 'The Lofts at the Park' and 'Piedmont Arbors'. Across Dickson Place to the west of the subject site is more residential buildings each two (2) stories in height while to the northwest is the four (4) story residence known as '199 12th St.'.
- Transportation system: For the receiving property, all street frontages are classified as local; however nearby Piedmont Avenue and Juniper Street are classified as arterials. There are currently poor or narrow sidewalks provided along the parcel's frontages although nearby sites are in good condition and size. No MARTA service is directly along the site but multiple MARTA bus lines operate along 10th St. about 400 south of the site. These buses connect to the Midtown MARTA station located three and one-half blocks west.

PROPOSAL:

The applicant is requesting to transfer a portion of the remaining development rights from 'The Academy of Medicine' site to the receiving property at 205-223 12th Street N.E. and 1039-1063 Dickson Place N.E. to develop a new 290,008 s.f. mixed-use development including 198 new residential units and 2,571 square feet of commercial uses in one building while maintaining two residential buildings along Dickson Place N.E. of 4,978 s.f. In accordance with Sec. 16-18P.007.1.f. of the Zoning Ordinance, both the donor and recipient parcels are located in SPI-16. The donor parcel is on the National Register of Historic Places and designated as a historic landmark per 89-O-1431, and the transfer documents ensure that the historic property shall remain in perpetuity. Calculations of the transfer of development rights are as follows:

Sending Property (875 W. Peachtree Street):

Net lot area: 41,848 s.f. (0.9603 acres)

Gross lot area: 54,100 s.f. (1.2419 acres)

Max non-res. FAR allowed: 5 times NLA = 209,240 s.f.

Total existing non-res. building: 18,500 s.f.

Previously transferred non-res. development rights: 42,000 s.f.

Total non-res. development rights retained = $209,240 - 18,500 - 42,000 = 148,440$ s.f.

Max res. FAR allowed: 3.2 times NLA = 133,914 s.f.

Total res. development rights proposed to be transferred: 49,000 s.f.

Total res. development rights to be retained: $133,914 - 49,000 = 93,347$ s.f.

Receiving Property (205-223 12th Street N.E. and 1039-1063 Dickson Place N.E.):

Net lot area: 61,620 s.f. (1.4146 acre)

Gross lot area: 75,315 s.f. (1.6831 acre)

Max residential FAR allowed: 3.2 times GLA = 241,008 s.f.

Total res. development rights from sending property = 49,000 s.f.

Overall development rights = 290,008 s.f. (241,008 s.f. + 49,000 s.f.)

Existing res. square footage to remain = 4,978 s.f.

Total new res. square footage allowed: $290,008 - 4,978 = 285,030$ s.f.

- a) **Ingress and egress:** The applicant's site plan indicates vehicular ingress from both 12th Street and Dickson Place via a 24-foot wide driveways. The primary pedestrian entrances will be from new wide sidewalks along 12th Street but access will also be provided via expanded sidewalks along Dickson Place connecting north along the west property line to 12th Street.
- b) **Parking and loading:** The proposed entrances along 12th Street and Dickson Place both provide access to a parking deck of 359 spaces while the 12th Street curbcut will provide access to a 12 space surface parking lot near 12th Street as well as service and loading areas at the southeast corner of the site.
- c) **Refuse and service areas:** Loading would be handled via two (2) independently screened spaces adjacent to a screened compactor all located at the southeastern corner of the site. They would be accessed via the driveway originating from 12th Street. The applicant has also indicated that trash will be accessed for pickup on a weekly basis by a private company.
- d) **Buffering and screening:** To best buffer these nearby residences the parking structure is fully enclosed while and loading/service areas will have roll down opaque doors and are further screened by a combination evergreen and other tree screening on the parcels' periphery.
- e) **Hours and manner of operation:** The residences would operate 24 hours per day, 7 days per week with no more than seven (7) employees to serve the residents. The non-residential (likely retail) uses along 12th Street are yet to be determined but would be expected to adhere to standard commercial hours and operations.
- f) **Duration:** The applicant is requesting that the special use permit would have an indefinite (permanent) duration.
- g) **Tree Preservation and replacement:** The applicant has indicated there are trees currently located on site and although some would be removed in this proposal, their full intention is

replant trees and pay recompense in which to comply with the City of Atlanta's Tree Preservation Ordinance.

- h) **Required yards and other open space:** The setbacks of side and rear yards appear to be met per the SPI-16, Subarea 2 zoning. The applicant also indicates that total of 50,461 s.f. of useable open space is required which is met in part by over 12,000 s.f. of surface landscaped or plaza areas along with balconies and roof amenities. Further, building coverage is provided at 55% well below the maximum of 85% allowed per the applicable SPI-16 zoning.

CONCLUSIONS:

The following conclusions follow from Sec. 16-25.002(3) of the Zoning Ordinance:

- a) **Ingress and egress:** Staff feels vehicular ingress and egress as proposed should be adequate for the site.
- b) **Off-street parking and loading:** Parking and loading as proposed by the applicant should be adequate for the proposed use and site.
- c) **Refuse and service areas:** The location of the proposed compactor and loading areas area reasonable with access for servicing from a dedicated drive from 12th Street.
- d) **Buffering and screening:** Buffering or screening appears reasonable for the parking structure due to its complete exterior enclosure as well as for the loading/service areas with the shown combination of architectural, landscape and grading. Pedestrian-friendly storefronts at street level fronting along 12th Street do not require screening nor are desirable.
- e) **Hours and manner of operation:** The proposed days and hours of operation for 24 hours and 7 days a week is a given for residential uses.
- f) **Duration:** A permanent duration is reasonable for the proposed development. However, Staff notes that the criteria of Sec. 16-28.023(11) regarding the expiration of transferable development rights for lack of timeliness of either 'initial development' or issuance of a certificate of occupancy would still apply.
- g) **Compatibility with policies related to tree preservation:** The application appears to intend to comply with all City ordinances and policies regarding tree replacement and/or recompense as administered by the City Arborist.
- h) **Required yards and other open spaces:** Staff can safely assume if that if both required open space and setbacks to immediately adjacent development are being met (as shown) it is adequate for the proposed development.

The proposed transfer of development rights to allow for the development of additional residential density at the subject location is reasonable. The proposed development conforms to the intent and requirements of the City of Atlanta transfer of development rights program. The proposed transfer of excess development rights agreement assures future protection of public

U-15-05 for 875 West Peachtree and Dickson Place, N.E.

May 14, 2015

Page 5 of 5

interest and achievement of public objectives to the same or a higher degree than would application of the regulations to the individual properties.

STAFF RECOMMENDATION: APPROVAL, conditioned upon the following:

1. The conceptual site plan entitled "TDR Site Plan Alta at the Park" dated 3-25-15 and stamped received by the Office of Planning on March 30, 2015.
2. All agreements, assignments and affidavits submitted with the application submitted to the Office of Planning on March 3, 2015 and March 30, 2015 for a Special Use Permit to transfer a total of 49,000 square feet of development rights from 875 W. Peachtree Street, N.E. to 205-223 12th Street N.E. and 1039-1063 Dickson Place N.E.

cc: Charletta Wilson Jacks, Director, Office of Planning



CITY OF ATLANTA

Kasim Reed
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim *BN*

SUBJECT: Z-15-08 for 515 14th Street, N.W.

DATE: May 14, 2015

The applicant seeks to rezone the property from the **MR5-A-C (Multi-Family Residential-Conditional)**, **I-2 (Heavy Industrial)**, and **C-2 (Commercial Service)** districts to the **C-2 (Commercial Service)** district to construct an accessory golf practice facility.

FINDINGS OF FACT:

- **Property location:** The subject property fronts approximately 572 feet on the north side of 14th Street beginning 39 feet from the northeast corner of Flynn Street. It is located in the Home Park neighborhood of NPU E in Council District 3.
- **Property size and physical features:** The size of the property is 8.794 acres with 572 feet of frontage along 14th Street currently developed as a golf team practice facility. Topography generally rolling throughout entire property with mature trees along its perimeter.
- **CDP land use map designation:** The Comprehensive Development Plan (CDP) land use designation for the subject property is Industrial and High Density Residential. The rezoning of the property would require a CDP amendment to accompany its approval.
- **Current/past use of property:** The current use of the property is an open space that the Georgia Tech golf team uses as a practice facility. The previous uses for the subject property aside from being a golf team practice facility are unknown.
- **Surrounding zoning/land uses:** The subject property is surrounded by a mixture of uses and adjacent properties are zoned as follow: C-4-C (Central Area Commercial-Conditional), C-2 (Commercial Service), I-2 (Heavy Industrial), MR-5A-C (Multifamily Residential-Conditional) and MR-5A (Multifamily Residential) districts.

- **Transportation:** 14th Street is a collector street. MARTA does not directly service the corridor.

PROPOSAL:

The applicant seeks to rezone the subject property from the MR-5A-C and I-2 zoning districts to the C-2 zoning district for the purpose of renovating the existing golf practice facility which serves as an accessory use to Georgia Institute of Technology in support of the Georgia Tech golf team.

Project Specifications:

Net Lot Area: 481,198 square feet (11.05 acres)

Total Open Space: 458,473 square feet (10.53 acres)

Useable Open Space: 435,600 square feet (10.00 acres)

Parking Required: 23 spaces (1 space per 200 square feet of floor area)

Parking Provided: 23 spaces

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed rezoning does conflict with the current land use designation of Very High-Density Residential and Industrial for the subject property. Therefore, a Comprehensive Development Plan (CDP) amendment would be required.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** The development is in an established residential and commercial corridor where water and sewage facilities serving the property are available.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** Staff is of the opinion that the request to rezone the subject property would not create any issues that would negatively affect the balance of land uses in the area. The subject property has historically been used as a golf practice facility and the proposal will not alter the use.
- 4) **Effect on character of the neighborhood:** The development would have a positive effect on the surrounding uses in the neighborhood. The proposed use is an existing use, a golf practice facility, and Staff has no reason to believe the continuation of this existing use would create any harmful impact on the character of the neighborhood.
- 5) **Suitability of proposed land use:** Staff is of the opinion that the proposal to rezone the property for the purpose of a renovation of the golf practice facility would be suitable with surrounding zoning and land uses.
- 6) **Effect on adjacent property:** Staff is of the opinion that the rezoning of the subject property to C-2 zoning would not pose negative impacts to the adjacent properties. The adjacent properties are developed with multifamily residential uses, a TV station, and office uses. The proposed golf practice facility renovation would be both an aesthetic enhancement and provide for the continuation of an established use.

- 7) **Economic use of current zoning:** The existing golf practice facility is a legal non-conforming use of the subject property. The rezoning of the subject property to the C-2 classification would be economically beneficial since the golf practice facility is an accessory use to the Georgia Institute of Technology; as a result, the current use would conform to the C-2 principal permitted uses for institutions of higher learning, including colleges and universities.
- 8) **Compatibility with policies related to tree preservation:** The proposed use would comply with the city's policies related to tree preservation.

STAFF RECOMMENDATION: APPROVAL conditioned upon the following:

1. The conceptual site plan dated February 26, 2015, and marked received by the Office of Planning on March 3, 2015.

cc: Charletta Wilson Jacks, Director, Office of Planning



CITY OF ATLANTA

Kasim Reed
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim *bnc*

SUBJECT: Z-15-06 for a Text Amendment to the Sign Ordinance to create the Campbellton Road Overlay Sign Ordinance

DATE: May 14, 2015

AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS TO AMEND CHAPTER 28A (SIGN ORDINANCE) OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW SECTION 16-28A.010(52) ENTITLED "CAMPBELLTON ROAD OVERLAY SIGN DISTRICT"; TO DEFINE AND REGULATE THE TIME, PLACE AND MANNER IN WHICH WINDOW SIGNS SHALL BE PERMITTED IN THE DISTRICT; TO AMEND THE OFFICIAL ZONING MAP TO DEFINE THE BOUNDARIES OF THE DISTRICT; AND FOR OTHER PURPOSES.

FINDINGS OF FACT:

Currently, the zoning ordinance stipulates the type, number and area of signs permitted within the City in Section 16-28A of the Sign Ordinance. However, there are currently little to no regulations associated with commercial signs displayed within window. Therefore, this ordinance seeks to define and regulate window signs and provide for existing non-conforming window signs to be discontinued within a reasonable time based upon the cost of the sign.

PROPOSAL:

The text amendment to the sign regulations would create a new Section (52) in the Sign Ordinance establishing an overlay sign district for Campbellton Road, from County Line Road to the west to Ridgewood Lane to the east. The overlay sign district would apply to properties identified on the attached map and with a commercial zoning designation including, but not limited to, C-1 (Community Business), MRC (Mixed Residential Commercial), R-LC (Residential-Limited Commercial) and SPI-20 (Special Public Interest-20) District.

The signage regulations are intended to minimize the visual clutter created by window signs on commercially zoned or used properties which can be distracting to drivers and may create unsafe conditions. The visual clutter also distracts from the aesthetics of the built environment.

The regulations would regulate signage within the Campbellton Road Signage Overlay District by:

1. Adding a definition for an incidental sign: an informational sign that has a purpose secondary to the use of the lot on which it is located. Signage that contains information or a directive such as “no parking,” “loading only,” “entrance.” The sign contains no commercial message.
2. Adding a definition for a window sign: any sign, other than an incidental sign, that is placed on, affixed to, painted on or located either on the exterior of a window or within the casement or still area of a window or within three (3) feet therein and is visible from the exterior of the structure; but not including lawful display of merchandise.
3. Adding a requirement of the type, number, area and removal of window signs:
 - a. Not more than two (2) window signs allowed per establishment. Each sign is limited to four (4) square feet in area. The sign shall not cover more than 25% of the window pane in which it is placed. Only one (1) window sign may be illuminated. They are not counted towards the total wall sign square footage allowed.
 - b. Any window sign existing prior to adoption of this text amendment shall be removed within a reasonable time (to allow the owner to recoup the cost of the sign) as follows:
 - i. Removal with 30 days for signs that cost less than \$100;
 - ii. Removal within 120 days for signs costing between \$100 and \$5,000;
 - iii. Removal within one year for signs costing more than \$5,000.
4. Relation to other sign controls: all signs within the district, other than window signs, shall be regulated based on the underlying zoning of the property and the corresponding sign regulations.

CONCLUSIONS:

- 1) Compatibility with comprehensive development plan (CDP); timing of development: The comprehensive development plan does not address issues directly related to signage. Therefore, Staff notes that this criterion is not applicable.
- 2) Availability of and effect on public facilities and services; referrals to other agencies: This legislation does not propose any development or intend to rezone any property but only provides for regulations regarding window signs. Therefore, Staff notes that this criterion is not applicable.
- 3) Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need: This legislation does not propose any development but only provides for regulations regarding window signs. Therefore, Staff notes that this criterion is not applicable.

- 4) **Effect on character of the neighborhood:** The proposed text amendment would improve the character of the neighborhoods by reducing visual clutter found on some commercial properties. The overall aesthetics of neighborhoods could be enhanced with the adoption of this ordinance.
- 5) **Suitability of proposed land use:** There would be no change in land use pertaining to the proposed text amendment. Staff notes that this criterion is not applicable.
- 6) **Effect on adjacent property:** Because the text amendment provides reasonable and uniform window signage requirements and because no development project is being proposed there is no discernable negative effect on adjacent properties. In fact, it is likely that adjacent properties will benefit from the reduction in number, size and type of window signs.
- 7) **Economic use of current zoning:** Because no rezoning or development projects are being proposed as part of this text amendment this criterion is not applicable.
- 8) **Compatibility with policies related to tree preservation:** Because no rezoning or development projects are being proposed as part of this text amendment this criterion is not applicable.
- 9) **Other Considerations:** Staff is supportive of this text amendment because it provides uniform regulations associated with window signs types, number, area and size as well as providing provisions for existing non-conforming window signs to be discontinued within a reasonable time frame.

STAFF RECOMMENDATION: APPROVAL

cc: Charletta Wilson Jacks, Director, Office of Planning



CITY OF ATLANTA


Kasim Reed
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: Z-15-18 for 771-795 Cherokee Avenue, S.E. and 412 Grant Park Place, S.E.

DATE: May 14, 2015

AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO AMEND ORDINANCE 06-O-0142 FOR THE PURPOSE OF AMENDING THE ZONING CONDITIONS FOR 771-795 CHEROKEE AVENUE, S.E. AND 412 GRANT PARK PLACE, S.E., ATLANTA, GEORGIA 30315; AND FOR OTHER PURPOSES.

Because the subject property has been rezoned pursuant to Z-14-39 which rezoned from the PDMU (Planned Development-Mixed Use) District to the PDMU (Planned Development-Mixed Use) District for a change of conditions Staff recommends filing this application which was to facilitate the same change in conditions.

STAFF RECOMMENDATION: FILE

cc: Charletta Wilson Jacks, Director, Office of Planning



CITY OF ATLANTA

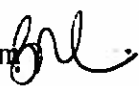
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KASIM REED
MAYOR

CHARLETTA JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim 

SUBJECT: Z-14-041 for 1791 Piedmont Road, N.E.

DATE: May 14, 2015

An Ordinance to rezone from the **RG-2 (Residential General – Sector 2) / Beltline Overlay** District to the **MR-4A (Multifamily Residential) / Beltline Overlay** District, property located at 1763-1791 (aka 1797) Piedmont Road N.E.

Staff is supportive of the applicant's written request for a 60-day deferral in which to continue a consensus building process with immediate neighbors.

STAFF RECOMMENDATION: 60 DAY DEFERRAL- JULY 2015

cc: Charletta Wilson Jacks, Director, Office of Planning



KASIM REED
MAYOR

CITY OF ATLANTA
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303
404-330-6145 – FAX: 404-658-7491
<http://www.atlantaga.gov/Government/Planning.aspx>

CHARLETTA WILSON JACKS
DIRECTOR, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy N. Crawford, Zoning Administrator, Interim *BNC*

SUBJECT: Z-14-61 for 1099 North Avenue and 579 (rear) North Highland, N.E.

DATE: May 14, 2015 (Deferred from April 2, February 5, January 8, 2015 and November 13, 2014)

The applicant requests to rezone property from the **R-4 (Single Family Residential)** district to the **MRC-3 (Multi Residential Commercial-Sector 3)** district for the development of fourteen (14) townhomes.

The applicant has requested an additional 30 day deferral to allow time to possibly revise the site plan. Staff is supportive of the deferral request.

STAFF RECOMMENDATION: 30 DAY DEFERRAL—JUNE 2015

cc: Charletta Wilson Jacks, Director



CITY OF ATLANTA


DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 TRINITY AVENUE, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0301
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

KASIM REED
MAYOR

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy Crawford, Zoning Administrator, Interim 

SUBJECT: U-14-032 for 678 Joseph E. Boone Boulevard, N.W.

DATE: May 14, 2015 (Deferred from March 12, 2015, February 5, 2015 and December 11, 2014)

The applicant seeks a Special Use Permit (SUP) for a Not-for-Profit Community Health Club for property located at 678 Joseph E. Boone Boulevard.

The applicant requests a 30-day deferral to continue working with the NPU and to complete a Phase I environmental site assessment.

STAFF RECOMMENDATION: 30 DAY DEFERRAL—JUNE 2015

cc: Charletta Wilson Jacks, Director, Office of Planning



CITY OF ATLANTA

Kasim Reed
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
55 Trinity Avenue, S.W. SUITE 3350 – ATLANTA, GEORGIA 30303-0308
404-330-6145 – FAX: 404-658-7491
www.atlantaga.gov

CHARLETTA WILSON JACKS
Director, Office of Planning

MEMORANDUM

TO: Zoning Review Board

FROM: Brandy Crawford, Zoning Administrator, Interim *brl*

SUBJECT: Z-15-04 for 504 Rankin Place, N.E.

DATE: May 14, 2015 (Deferred from April 2, 2015)

Legislation was introduced by Council member Kwanza Hall to rezone the subject property from the **R-5 (Two-family) residential** district to the **MR-3 (Multi-family Residential)** district to provide access to a new townhouse development on adjacent parcels at 471 and 495 Rankin Place. The Beltline overlay district for these properties remains in place.

FINDINGS OF FACT:

- Property location: the subject property is located on the north side of Rankin Street between Rankin Place and Arnold Street in the Old Fourth Ward Neighborhood of NPU-M, Council District 2. It is located in land lot 47 of the 14th District, Fulton County, Georgia.
- Property size and physical features: The parcel is approximately 0.09 acres (or 4,062 square feet) and relatively flat. The lot is vacant with a mature tree in the rear of the property. An alley abuts the eastern side property line.
- CDP land use map designation: The current land use designation is Low Density Residential (LDR). A CDP land use designation is required to change the zoning to allow for the proposed multi-family townhouse development.
- Current/past use of property: The area has historically been primarily residential in character. The subject property is currently a vacant lot.
- Surrounding zoning/land uses: Surrounding zoning includes R-5 (two-family) to the north, east and south of the subject property and RG-4 (west of Rankin Place). Adjacent land uses include single-family and two-family dwelling surrounding the property immediately to the

north, east and south. A church and multi-family apartments are within a block, fronting on Boulevard.

- **Transportation:** Rankin Place as well as Rankin Street and Winton Terrace are classified as local streets. MARTA bus services runs nearby along Boulevard, Ralph McGill Boulevard and North Avenue. Access to Freedom Parkway and Interstate I-85 is within a five minute drive of the subject properties.

PROPOSAL:

The legislation was introduced to rezone the subject property to allow driveway access through the parcel from Ranking Street to the adjacent properties at 471 and 495 Ranking Place to construct 13 new residential townhouses pursuant to Z-14-24 adopted zoning conditions on the latter parcels. The applicant will be required to consolidate the subject property with 471 and 495 Rankin Place at time of permitting to allow for the driveway access.

CONCLUSIONS:

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed rezoning would require a CDP land use change; however, the rezoning and land use change would be consistent with the recommended policies of *The Old Fourth Ward Master Plan*. The rezoning would affect the timing of development since it would enable redevelopment of the property as proposed.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** Public facilities and services exist; however, at time of permitting the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** There are not many other parcels in the neighborhood that include properties with vacant and/or parking lots which are appropriate for redevelopment. The zoning change to a multi-family residential use would not have an adverse impact on the balance of land uses as it would maintain residential uses at a building scale consistent with the character of neighboring residential properties.
- 4) **Effect on character of the neighborhood:** The rezoning to a multi-family residential townhouse development would protect the adjacent low density residential properties from the mixed-use medium density developments along the Boulevard corridor.
- 5) **Suitability of proposed land use:** The proposed multi-family townhouse development will provide for a transition between the Mixed Use-Medium Density along Boulevard and the adjacent Low Density Residential land uses.
- 6) **Effect on adjacent property:** The rezoning of the property would have a positive impact on adjacent residential properties by encouraging redevelopment of nearby dilapidated and vacant properties and continuing neighborhood revitalization.

- 7) **Economic use of current zoning:** The current zoning does allow for redevelopment of the property for two-family dwellings, however, a zoning change to allow multi-family townhouses would be more appropriate to transition land uses from the Mixed-use medium density development along the Boulevard corridor and low density residential to the east. The zoning change would also serve as the economic catalyst to encourage further redevelopment in the neighborhood.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.
- 9) **Other Considerations:** The proposed townhouse development is consistent with *The Old Fourth Ward Master Plan* which recommends appropriately scaled infill housing to transition between Mixed-use medium density development along Boulevard and lower density residential development east of Boulevard. The new townhouse development will also serve to encourage the neighborhood's continued revitalization.

STAFF RECOMMENDATION: APPROVAL subject to the following conditions:

- 1) Maximum building height shall not exceed 40 feet.

cc: Charletta Wilson Jacks, Director, Office of Planning